



Flat E 51 Mansefield Road | Torry | Aberdeen | AB11 9JY

Two Bedroom Top Floor Flat in Popular Location

**Fixed Price £69,950**



This two bedroom top floor flat is situated in a well maintained tenement in a popular location and offered at a price well below valuation.

The property has been well maintained throughout and offers spacious accommodation, all in ready to move in condition. The welcoming entrance hall has a high level meter cupboard, smoke alarm and security entry handset. The lounge is bright and airy with a large picture window to the front allowing an abundance of natural light to enter the room, recess for display purposes, access to the kitchen. The kitchen is fitted with a range of white base and wall units with contrasting worktop and splashback tiling behind, slot-in cooker, under unit washing machine, fridge and freezer all to be included in the sale, stainless steel sink and drainer, wall mounted central heating boiler.

There are two sizeable bedrooms, with one to the rear benefitting from wall to wall wardrobe accommodation offering excellent shelf and hanging space, further storage cupboard; bedroom 2 again has generous wardrobe accommodation.

The bathroom is partially tiled and has a white w.c., wash hand basin and bath with shower over.

Outside. there is a shared drying green to the rear of the property, and exclusive coal cellar.

ACCOMMODATION

- Hallway
- Lounge  
13'7" x 12'10" (4.14m x 3.91m) approx.
- Kitchen  
8'10" x 5'9" (2.69m x 1.75m) approx.
- Bedroom 1  
11'2" x 10'11" (3.4m x 3.33m) approx.
- Bedroom 2  
10'9" x 10'1" (3.28m x 3.07m) approx.
- Bathroom  
5'11" x 5'9" (1.8m x 1.75m) approx.

Gas central heating

Double glazing

Security Entry System

EPC Band E

**UNDER HOME REPORT VALUATION**





**Lounge**





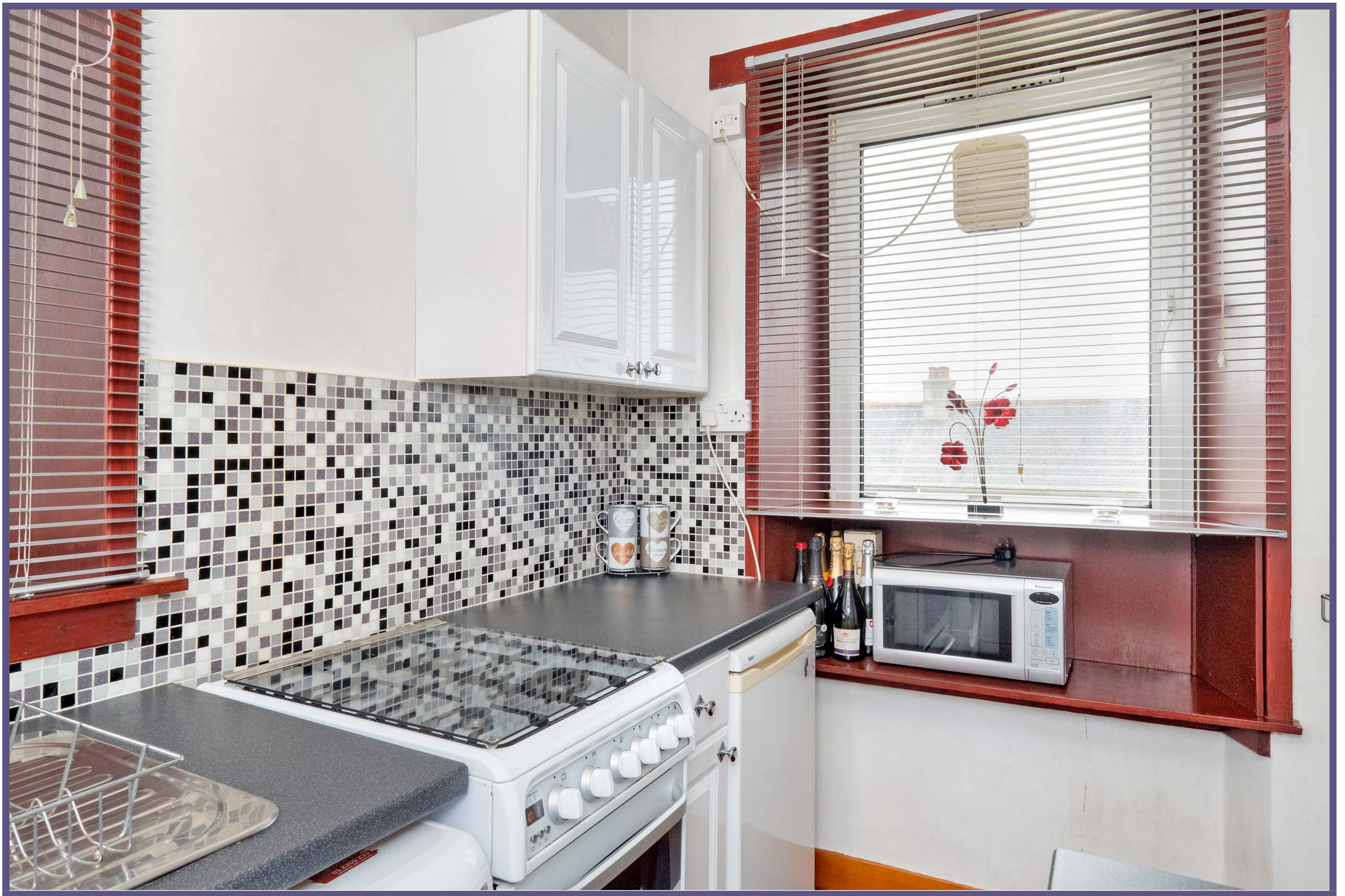
Lounge





**Kitchen**





**Kitchen**





**Bedroom**





**Bedroom**





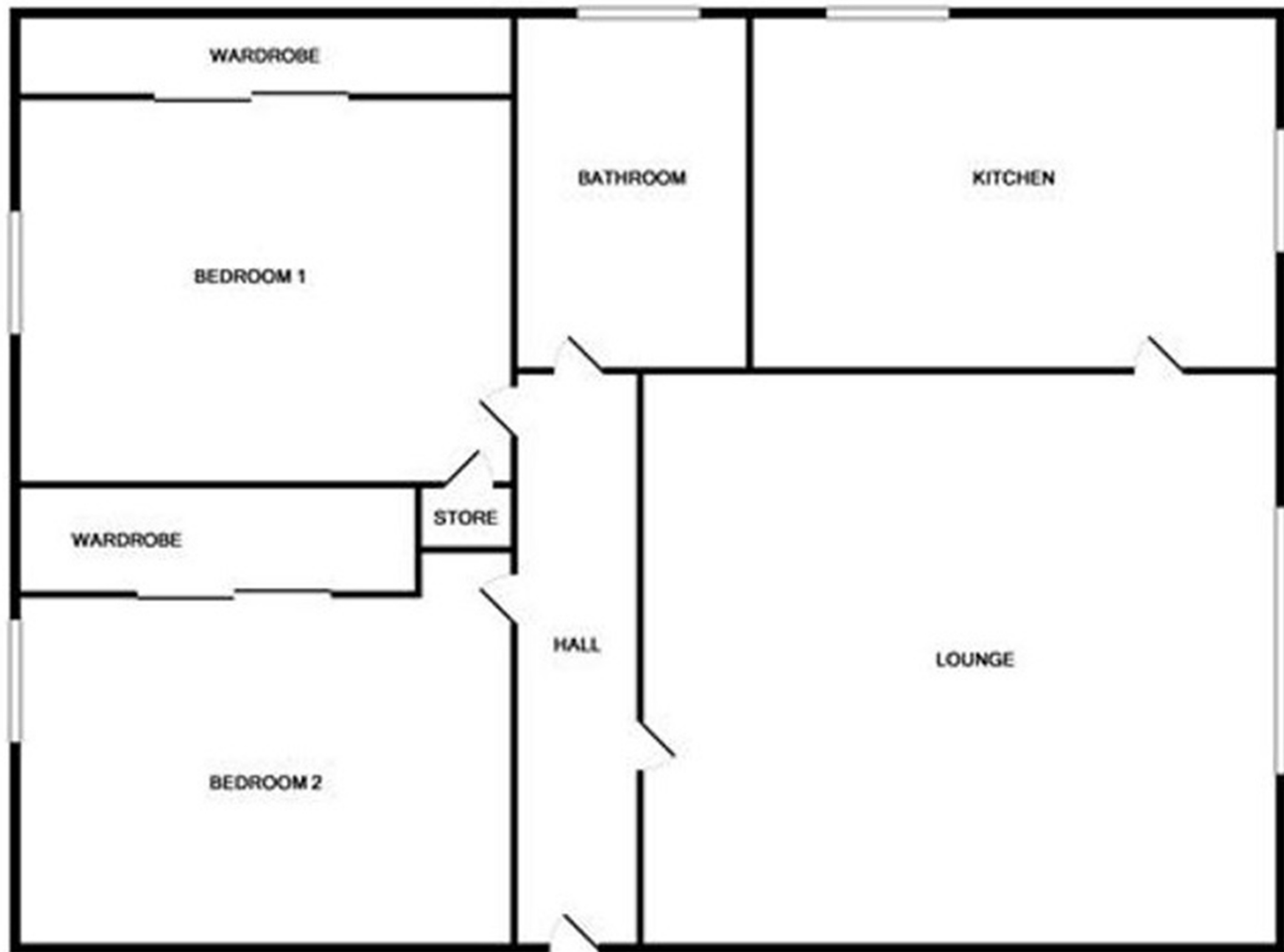
**Bedroom**





**Bathroom**

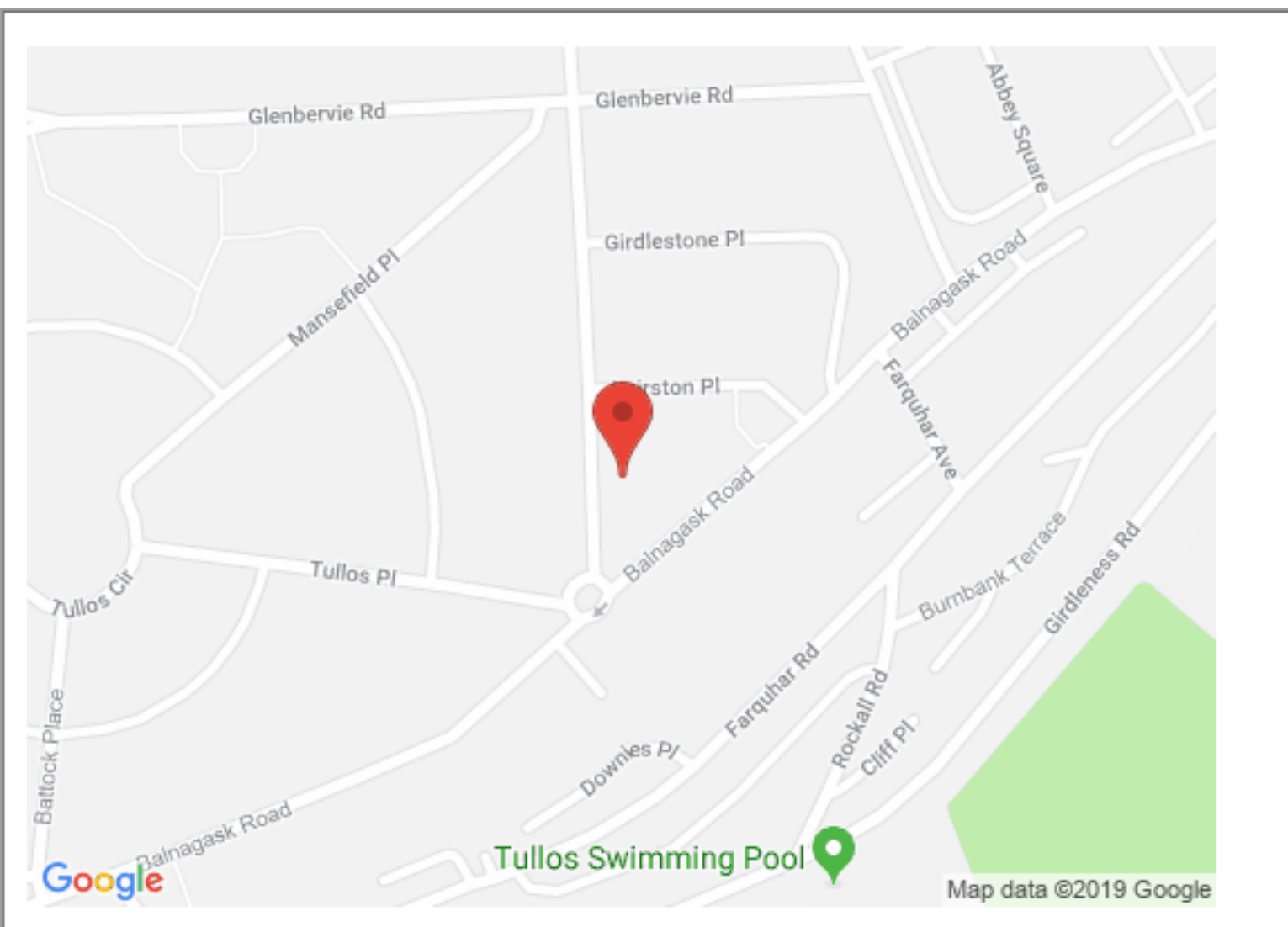




Floor Plan



### Property location



### Directions

Travelling from Market Street cross the Victoria Bridge and continue up Victoria Road. Mansefield Road is located ahead on the right hand side and number 51 is on the right hand side as indicated by our "For Sale" sign,

### Location

The property is situated in a quiet location within the Torry area, it provides an excellent purchase at a very realistic price. Torry itself has excellent local amenities including shops, recreation and leisure facilities. There are also both primary and secondary schools catered for in the area. There are excellent public transport facilities making many parts of Aberdeen easily accessible from this property and it is ideal for those working at the office and industrial complexes that are situated at Tullos and Altens.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.